

MK43 0YL ///nursery.helpers.overlaps



PROLOGIS PARK
**MARSTON
GATE** DC3

TO LET

105,046 sq ft (9,759 sq m)



AVAILABLE NOW
ADDITIONAL HGV AND VEHICLE PARKING

LONDON 47 MILES ↗

**PROLOGIS PARK
MARSTON
GATE DC3**

PROLOGIS PARK
**MARSTON
GATE
PHASE II**
BUILD TO SUIT
OPPORTUNITIES

WOLSELEY

FedEx

TO LET

Furniture
Village

TO LET



TOUGHGLAZE

SITE
ENTRANCE



GXO

dfs

TO LET
ADDITIONAL HGV
AND VEHICLE
PARKING

RAJAPACK

A507

A456

M1 (J13)

A421

↙ BEDFORD 11 MILES

BIRMINGHAM 72 MILES ↘

THE POWER OF MORE

In a well-established park surrounded by world-class neighbours, DC3 offers 105,046 sq ft of high-quality space, complete with LED lighting and access to an additional 9.5 acres of HGV parking available.

Strategically positioned next to the M1, with seamless connections to Milton Keynes, Birmingham, London, and beyond, this space is primed to be your South-Midlands powerhouse.

In need of more? Think Prologis Park Marston Gate.



PROLOGIS PARK
MARSTON
GATE DC3



Prologis Park Marston Gate DC3



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Prologis Park Marston Gate DC3



+ MARSTON GATE IS THE PREMIER LOGISTICS PARK IN MILTON KEYNES SITUATED IMMEDIATELY ADJACENT TO JUNCTION 13 OF THE M1 MOTORWAY ALLOWING EXCELLENT ACCESS TO THE MIDLANDS AND SOUTH EAST MARKETS.

Tom Price
Leasing Director

NEXT TO THE M1...

FOR MORE CONNECTIONS

Marston Gate DC3 is located adjacent to Junction 13 of the M1 motorway and is considered to be the premier distribution park in the southern M1 corridor, with a strong line-up of household names choosing to locate their businesses here.



339,641

POPULATION

20 minute drive time



134,145

HOUSEHOLDS

20 minute drive time



163,749

WORKFORCE

20 minute drive time

DISTANCE / DRIVE TIMES

	Miles*	Times*
M1 Junction 13	0.7	3 mins
Milton Keynes	5	8 mins
London	40	45 mins
Birmingham	72	1 hr 25 mins
Manchester	155	3 hrs

	Miles*	Times*
Heathrow Airport	51	55 mins
East Midlands Airport	71	1 hr 15 mins

	Miles*	Times*
Felixstowe	109	2 hrs 10 mins
Harwich	115	2 hrs 10 mins

MORE THAN MEETS THE EYE

DELIVERING FIRST-CLASS CONNECTIVITY AND HIGH-QUALITY WAREHOUSE SPACE, THIS IS A STANDOUT OPPORTUNITY FOR LOGISTICS BUSINESSES.

Home to leading occupiers, it benefits from Prologis' best-in-class property management and estate services.

The unit offers a high-quality, modern logistics space, with access to a strong labour pool from Bedford, Milton Keynes, Luton, and Dunstable. It is a prime choice for distribution and supply chain operations.

ACCOMMODATION

Warehouse	95,009 sq ft	8,827 sq m
Ground floor office	4,873 sq ft	453 sq m
First floor office	4,878 sq ft	453 sq m
Gatehouse	286 sq ft	26 sq m
Total (GIA)	105,046 sq ft	9,759 sq m

SPECIFICATION



277kVA power with the ability to upgrade to 1.25MVA



12m clear height



2 level access doors



9 dock doors



50m yard depth



130 car parking spaces



42 HGV parking spaces with additional parking available



Security gatehouse



EPC A



LED lighting



Solar PV



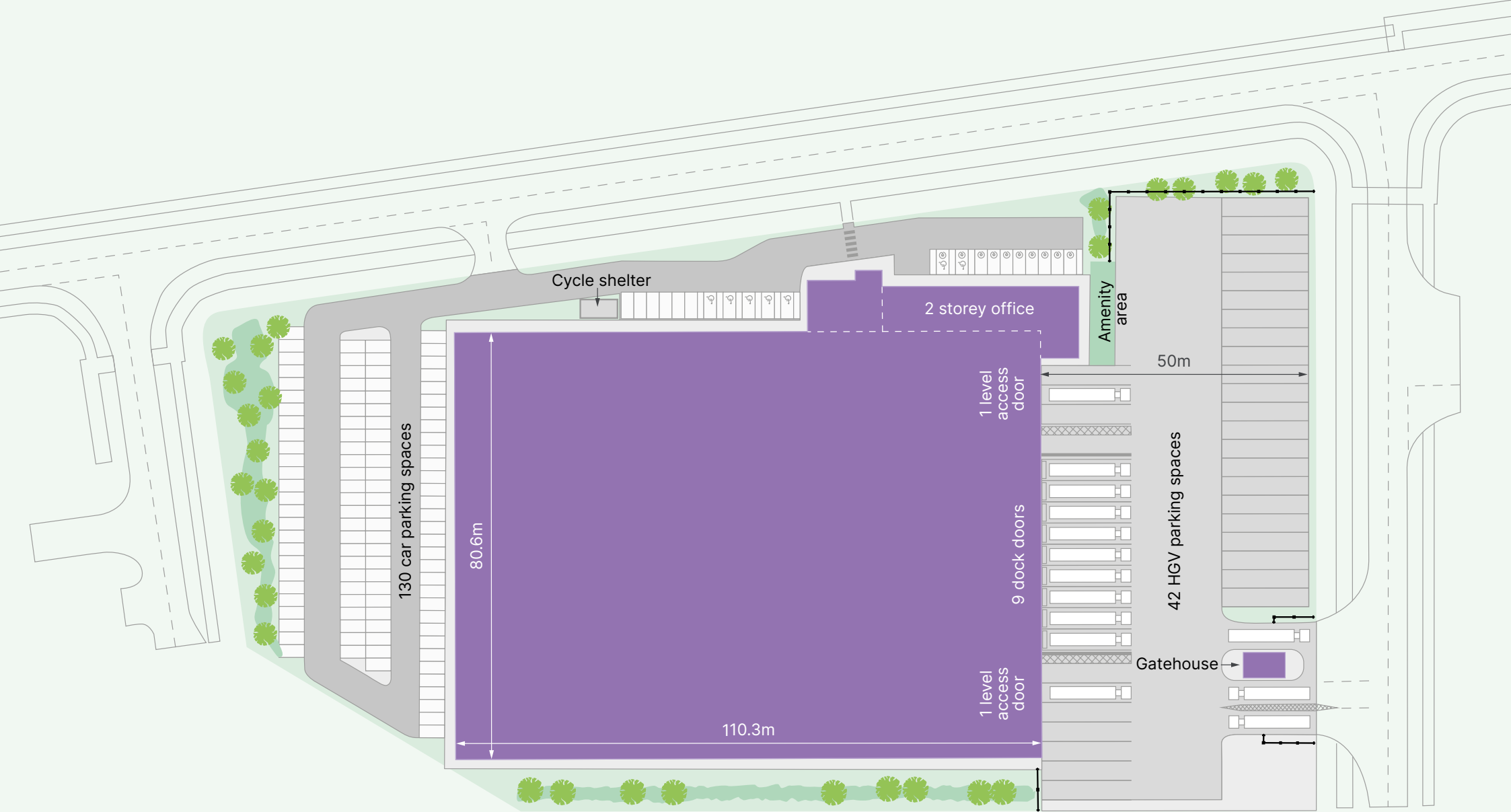
Outdoor amenity space



10 EV charging spaces



Scan to download full racking plans.



MORE THAN YOU'D EXPECT

A UNIQUE OPPORTUNITY

Marston Gate provides a rare opportunity for additional secure HGV and vehicle parking on a 12 acre site that is adjacent to Marston Gate DC2. Available in varying plot sizes or as a whole 9.5 acre single occupancy site on flexible terms up to 5 years.

The site will be secure, surfaced, well-lit, and fully serviced with power and drainage.

An aerial photograph of an industrial area. A large, rectangular, light-colored paved area is highlighted with a yellow border. A white line points from a text box to this area. To the right of the highlighted area is a large, dark-roofed industrial building with the word 'RAJA' on its side. Further right are more industrial buildings. To the left of the highlighted area is a road with multiple lanes and a green field. In the background, there are residential houses and more trees.

ADDITIONAL HGV
AND VEHICLE
PARKING AVAILABLE

MORE THAN JUST A LOGISTICS PARK

WE KNOW YOU WANT TO BE FREE TO LOOK
AFTER THE THINGS THAT MATTER MOST.

That's why, when you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and a range of Park services designed to make life easier for you.

From Park security and maintenance through to gritting the estate roads and helping you get employees to and from work, our team will help you take care of business and maintain your competitive advantage.

The scale of our Prologis Parks means we can also offer additional services like snow clearance and cleaning that would be unviable at a single unit or smaller scheme. Pooling resources means we can buy in bulk and offer the savings to our collective customers.

PARKlife™





I will be your main point of contact. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network.

LIZ ALLISTER

Real Estate & Customer
Experience Manager



From 15 years working with Prologis, I've found them to be extremely engaged and supportive of our ambition to be an employer of choice in the local area. We're in regular contact and have collaborated recently on a full refit of LED lighting and are currently in ongoing discussion about other initiatives to support our ESG commitments. The Prologis team are a real pleasure to work with and we look forward to working closely together for years to come.

Michael Gray, General Manager, Halfords.



Green
Travel Plan



Maintained
Landscaping



Maintained
Park Drainage



Park
Signage



Customer Estate
Meetings



Litter
Picking



On-Site
Parking Controls



Dedicated
CCTV



On-Site
Security



Community
Liaison



Maintained
Private Roads



Snow Clearance /
Road Gritting



Landscaped
Walking Route



Amenity
Garden



HGV
Parking

For more information on the above services and how you, your business and your employees can benefit, please speak to Liz Allister.

Prologis Essentials

Prologis Essentials sets you up from day one. Our experts work with you to design your layout, manage fit-out, and provide cost clarity, all before you move in. We also provide ongoing support to help you get the most from your space.

Why It Matters

- **Solution Design & Operational Expertise:** Tailored facility layouts and intralogistics solutions designed around your operational needs, informed by real-world experience and best practices.
- **Procurement & Cost Transparency:** Strategic sourcing and procurement support with clear visibility into costs, timelines, and delivery options – whether upfront, financed, or incorporated into rent.
- **Project Management & Compliance:** End-to-end project management delivered by our in-house experts, with regulatory compliance, permitting, and fire safety requirements managed across markets and countries.

- | | |
|---------------------------------------|----------------------------|
| 1 Solar PV | 8 LED Lighting |
| 2 Fibre Network Cabling | 9 Forklifts |
| 3 Sprinkler Systems | 10 Warehouse Barriers |
| 4 Temperature Controlled Environments | 11 Office Furniture |
| 5 Racking Systems | 12 EV Charging |
| 6 Automation Solutions | 13 Ambient Reception Areas |
| 7 Mezzanine Floors | |

Design It Right, From the Start



- Solution Design Managers on call
- Tailored layouts and fit-out options for your operation
- Experts in safety rules and our buildings

Operate Smarter

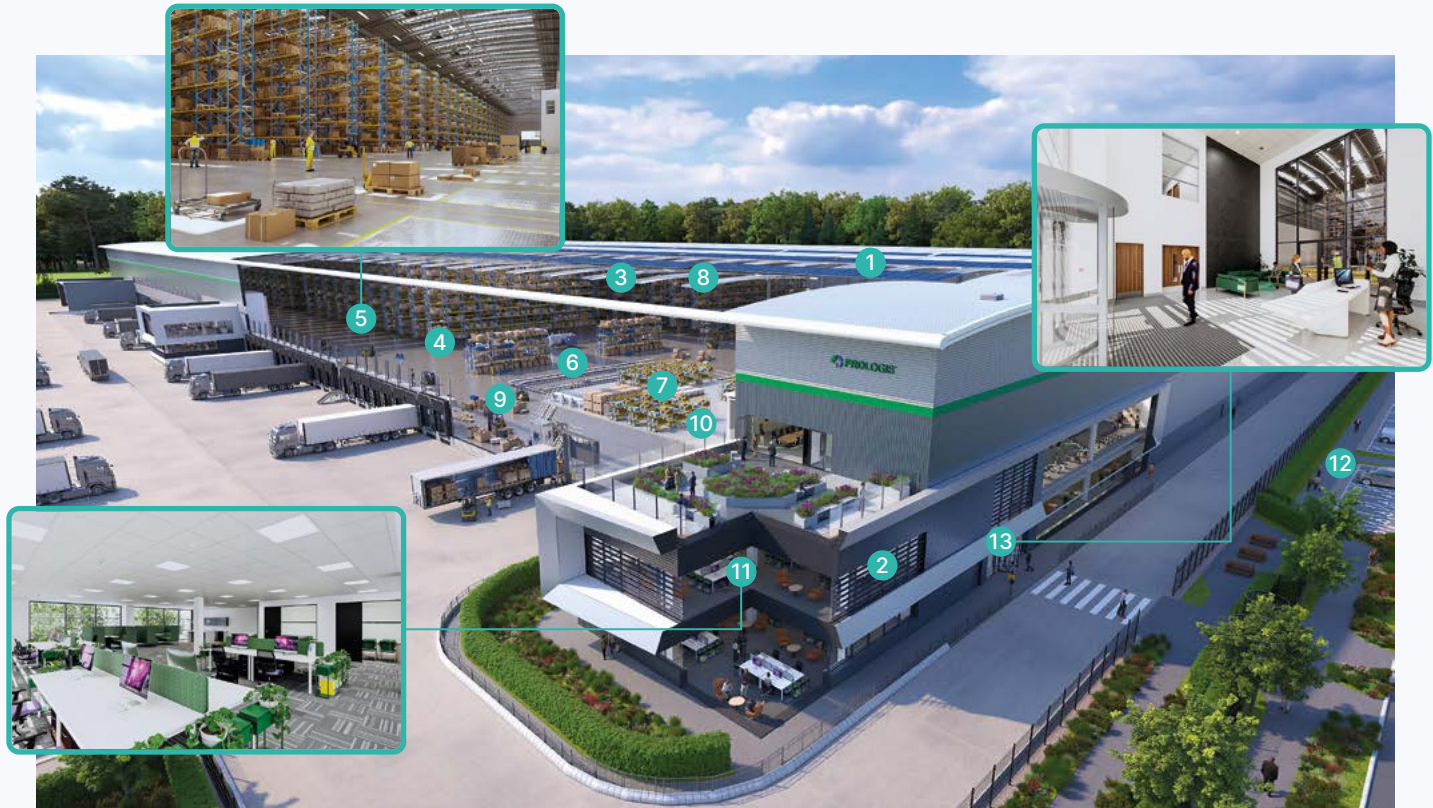


- Solar, heat pumps and battery storage
- Fleet charging solutions
- Consulting on warehouse and process optimisation

Move On Smoothly



- Exit planning and project management
- Buyback of racking and other materials
- Refurbishments and smooth relocation



Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver the high quality buildings that help our customers run their businesses as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.

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Available on leasehold terms on a full repairing and insuring basis. Please contact the joint sole agents for further details.

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